

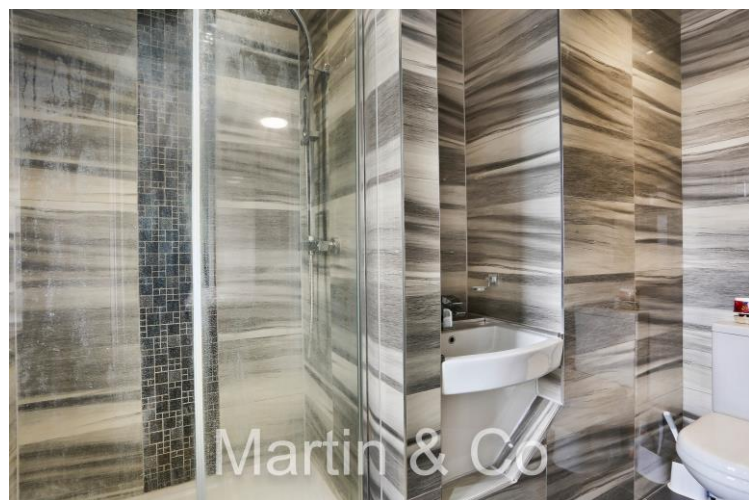
FOR SALE



Halesowen Road, Morden, SM4
Asking Price of £525,000 FH

MARTIN&CO

- 3 GOOD SIZED BEDROOMS
- LARGE DOUBLE RECEPTION ROOM
- EXTENDED MODERN KITCHEN/BREAKFAST ROOM
- SUMMER HOUSE/HOME OFFICE
- BATHROOM & EN-SUITE SHOWER ROOM
- EXTENSIVELY REFURBISHED TO A HIGH STANDARD
- NEAR ABBEY PRIMARY & GLENTHORNE SCHOOLS
- PATIO GARDEN
- VIEWING RECOMMENDED



A well presented 3 bedroom house extended to the rear, with 2 bathrooms, a sunny patio garden and a well-built summer house/home office to the rear. An ideal first home or buy to let opportunity, near the Abbey Primary School and walking distance of Glenthorne High School. Transport links to London via St Helier Station & bus routes to Morden Tube Station and Sutton town centre.

The owners have extensively refurbished this property to a high standard, with a large through double reception room, luxury modern fitted kitchen and a modern bathroom on the ground floor. 3 good sized bedrooms and the modern en-suite shower room to the master bedroom, on the first floor. The owner has a house they wish to buy, so serious buyers are welcome. Keys Held. Viewing Highly recommended.

EPC Band TBC.

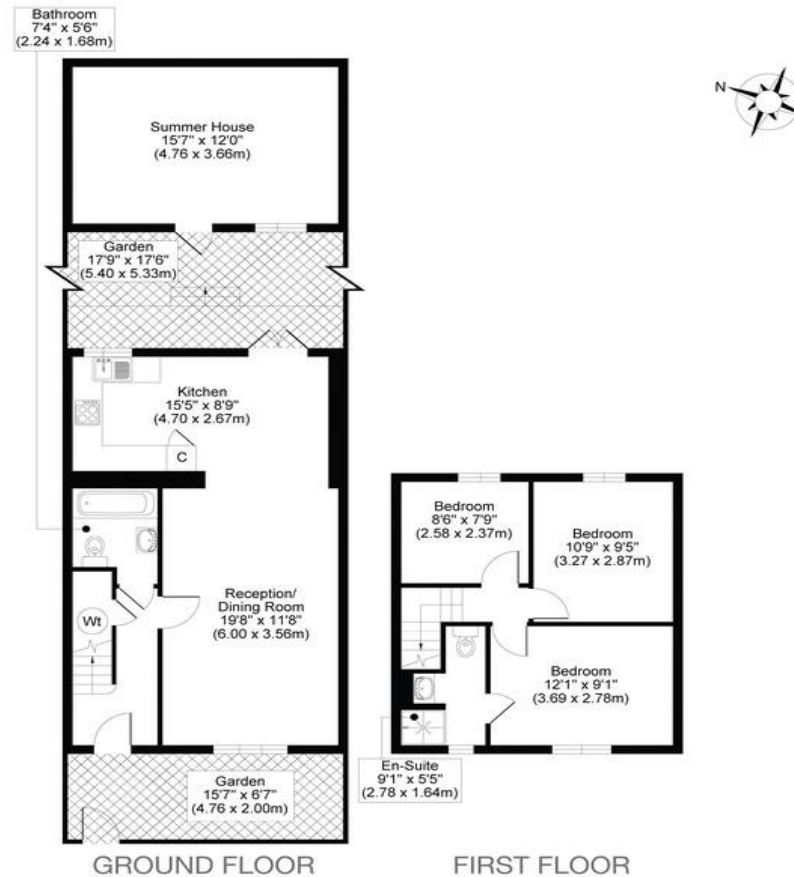
Sutton Council Tax Band C = £1,925.49 pa



HALESOWEN ROAD, SM4

TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 1095 SQ.FT (102 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 883 SQ.FT (82 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation and availability of your funds in order that our client may make an informed decision

